

Mr. Gary Mongeon  
Marietta Redevelopment Corporation  
205 Lawrence Street, P.O. Box 609  
Marietta, Georgia 30061

February 28, 2005

**Report of Phase I Environmental Site Assessment  
Manget Street Redevelopment Project  
Cobb County, Georgia  
Geo-Hydro Project Number 057929.00**

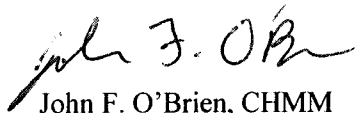
Dear Mr. Mongeon:

Geo-Hydro Engineers, Inc. (Geo-Hydro) has completed the requested Phase I Environmental Site Assessment (Phase I) for the above referenced location. This Phase I was performed in general conformance with the scope and limitations of ASTM Practice E 1527-00. This assessment includes findings, our opinions, and conclusions founded on our review of records, interviews, and our reconnaissance of the subject site. This report and our observations are intended for the benefit of the City of Marietta and the Marietta Redevelopment Corporation. This report may not be used or relied upon by any other party without Geo-Hydro's prior written consent.

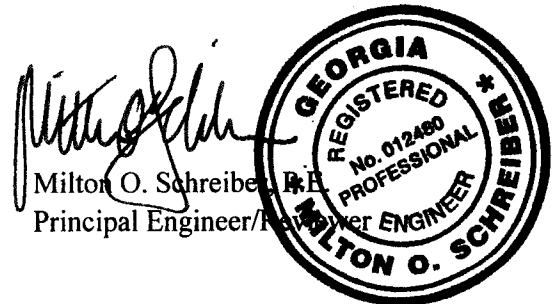
If you have any questions about this report or if we can be of further assistance, please call us.

Sincerely,

GEO-HYDRO ENGINEERS, INC.



John F. O'Brien, CHMM  
Senior Environmental Scientist/Site Inspector



Email: [jobrien@geohydro.com](mailto:jobrien@geohydro.com)

JFO/MOS/sh/env/reports/2005/057929.00pesa.doc

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## APPENDICES

## **1.0 SUMMARY**

The subject site encompasses approximately 7.87 acres and consists of single-family homes, apartment buildings, and wooded land located in Marietta, Cobb County, Georgia. The subject property is located within and adjacent to the block formed by Manget Street, Frasier Street, Haley Street, and South Avenue.

We have performed a Phase I Environmental Site Assessment (Phase I) in general conformance with the scope and limitations of ASTM Practice E 1527. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject site except for the following:

- Four separate pole-mounted electrical transformers were observed within the subject property along the north side of Frasier Street. Although electrical transformers have the potential to release hazardous chemicals including polychlorinated biphenyls (PCBs), no evidence of such a release was observed. However, in our opinion, the observed electrical transformers constitute a recognized environmental condition with respect to the subject property.

Based on the findings of this Phase I, it is our opinion that the potential for a past or present release of hazardous or petroleum substances leading to contamination of soil or groundwater at the subject property is low.

## **2.0 INTRODUCTION**

### **2.1 Purpose**

The purpose of this report is to provide an environmental site assessment as part of due diligence to achieve transaction-ready status. This effort included making appropriate inquiry into the previous ownership and uses of the property, and identifying recognized environmental conditions with respect to the subject site and its surroundings in accordance with ASTM standard E 1527-00 (Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process).

Under ASTM E 1527-00, "recognized environmental condition" is defined as "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property." No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a subject property. Performance of this Phase I is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a subject property with respect to reasonable limits to time and cost.

## **2.2 Scope of Services**

The scope of services for this project was outlined in Geo-Hydro's proposal number 8599-6 dated January 24, 2005. This Phase I does not include examination of any non-scope considerations as described in ASTM E 1527-00 Section 12. Neither does this Phase I include any testing or sampling of materials (for example: soil, water, air, or building materials). A copy of the scope of services as described in our proposal is included in the Appendix.

## **2.3 Significant Assumptions**

The findings and opinions conveyed via this Phase I are based on information obtained from a variety of sources enumerated herein, and which Geo-Hydro Engineers, Inc. believes are reliable. However, Geo-Hydro Engineers, Inc. cannot and does not guarantee the authenticity or reliability of the information it has relied upon.

For evaluations of potential contaminant migration with respect to the subject property and nearby properties, we have assumed that the groundwater table and associated hydraulic gradient is parallel with the ground surface.

The Phase I reconnaissance included a visual inspection of select apartment buildings and select single-family residences as representative subject property building structures. The 477, 487, and 494 Frasier Street apartment buildings were accessed. The 275 Manget Street apartment building was accessed. The 489 and 495 Haley Street single-family residences were accessed.

## **2.4 Limitations and Exceptions**

This report is subject to the limitations in ASTM E 1527-00, *Standard Practice for Environmental Site Assessments*. Additionally, ASTM E 1527-00 requires determining all obvious uses of the site back to at least 1940. The earliest available information we were able to reasonably ascertain that shows the entire subject property is a Sanborn Map dated 1948, which shows the subject property as residential including most of the existing single-family residences and apartment buildings. We did not encounter any evidence that the subject property was used for anything other than residential purposes prior to 1948.

Although we performed a reconnaissance at the subject site to observe for hazardous substance activity, it is possible that evidence of such activity exists at the site which is not readily visible. Evidence of hazardous substance activity may exist below the ground surface, below a thick growth of vegetation, or at some other location where the view is obstructed or access is prevented. In general, we expended reasonable effort to perform observations in these areas. However, we did not perform excavations, removal of vegetation, or other effort to obtain visual access to these areas. The site reconnaissance was intended to investigate for conditions which indicate to us the possible presence of hazardous materials at the site. Such reconnaissance does not definitively demonstrate the existence of, or the absence of, hazardous substances.

## **2.5 Special Terms and Conditions**

The scope of services for this project was outlined in Geo-Hydro's proposal number 8599-6 dated January 24, 2005. A copy of the scope of services is included in the Appendix.

## **2.6 User Reliance**

This report and our observations are intended for the benefit of the City of Marietta and the Marietta Redevelopment Corporation. This report may not be used or relied upon by any other party without Geo-Hydro's prior written consent.

## **3.0 SITE DESCRIPTION**

### **3.1 Location and Legal Description**

The subject site encompasses approximately 7.87 acres and consists of single-family homes, apartment buildings, and wooded land located within and adjacent to the block formed by Manget Street, Frasier Street, Haley Street, and South Avenue in Marietta, Georgia. Plates 1 through 6 show the subject property buildings. The Marietta Redevelopment Corporation provided a partial boundary survey highlighting the subject property limits. This document is included in the Appendix as Exhibit A. The approximate site location is shown on Figures 1 and 2.

### **3.2 Subject Site and Vicinity General Characteristics**

The subject property is located in central Cobb County, Georgia. This portion of Cobb County has been developed since at least the 1940's for residential, commercial, and industrial purposes. The area within a one-half mile radius of the subject site consists of residential, commercial, and industrial properties.

### **3.3 Current Use of the Subject Site**

Currently the site is residential including single-family housing and quadruplex apartment buildings.

### **3.4 Descriptions of Structures, Roads, Other Improvements on the Subject Site**

The subject property is occupied by single-family residences along Haley Street, and quadruplex apartment buildings on Frasier Street, Manget Street, and South Avenue. The subject property is serviced by municipal utilities.

### **3.5 Current Uses of Adjoining Properties**

Residential properties adjoin the subject property to the east across South Avenue (Plate 8). Residential properties adjoin the subject property to the south across Haley Street (Plate 9). Wooded and residential properties adjoin the subject property to the west across Manget Street (Plate 10). Residential properties adjoin the subject property to the north. Figure 3 shows the subject site and adjoining land uses.

## **4.0 USER PROVIDED INFORMATION**

### **4.1 Title Records**

According to ASTM E 1527-00 it is the user's responsibility to provide a chain of ownership for the property. At the time of this Phase I, a title record search performed by a title company or title professional was not available.

### **4.2 Environmental Liens or Activity and Use Limitations**

See Section 4.1.

### **4.3 Specialized Knowledge**

The Marietta Redevelopment Corporation communicated that the subject property has been residential since at least the early 1940's.

### **4.4 Valuation Reduction for Environmental Issues**

According to Mr. Gary Mongeon, Marietta Redevelopment Corporation, the purchase price of the subject property is not significantly less than the purchase price of a comparable property.

### **4.5 Owner, Property Manager, and Occupant Information**

Mr. Marty Littleton, subject property owner, was interviewed. Mr. Littleton knows of no environmental issues related to the subject property. Mr. Littleton's property information does not indicate the subject property was originally constructed with heating oil tanks or septic systems.

### **4.6 Reason for Performing Phase I**

The Marietta Redevelopment Corporation has requested this Phase I to establish the environmental condition of the subject property with respect to ASTM 1527-00 Phase I criteria.

## **5.0 RECORDS REVIEW**

### **5.1 Standard Environmental Record Sources**

As part of our review of governmental regulatory records, we contracted with Environmental Data Resources, Inc. (EDR) of Southport, Connecticut to provide an ASTM E 1527-00 compliant search of available databases. A copy of the results of this database search is included in the Appendix.

Certain database records retrieved in this search based on zip code or county proximity to the subject site did not have sufficient location information to plot them on a location map. We have reviewed these "orphan" sites, and it appears that none of them are within the minimum search distances specified in ASTM E 1527-00.

The subject property was not listed on any of the databases searched by EDR. However, other properties were identified by EDR within the ASTM approximate minimum search distances. The following table summarizes these facilities.

| <b>Facility Name<br/>Address</b>                   | <b>Noted<br/>Listings</b> | <b>Proximity to<br/>Subject Site</b> | <b>Upgradient<br/>from Site?</b> |
|--|---------------------------|--------------------------------------|----------------------------------|
| Dobbins Air Force Base<br>Cobb Parkway             | DOD                       | Approximately 1<br>mile southeast    | No                               |
| Fairground Body Shop<br>346 Manget Street          | RCRA-SQG                  | Approximately ¼<br>mile southwest    | No                               |
| Atlanta Laboratories, Inc.<br>130 South Avenue     | RCRA-SQG                  | Approximately ¼<br>mile northeast    | No                               |
| Marietta Fence Company, Inc.<br>486 Manget Street  | UST                       | Approximately ¼<br>mile southwest    | No                               |
| Shell Food Mart<br>455 South Marietta Parkway      | LUST                      | Approximately ¼<br>mile southwest    | No                               |
| Commercial Property<br>157 South Fairground Street | RCRA-SQG                  | Approximately ¼<br>mile northeast    | No                               |
| Q Lube, Inc. #1164<br>577 Clay Street              | UST, LUST                 | Approximately ¼<br>mile southeast    | No                               |

Dobbins Air Reserve Base (Dobbins ARB) is located southeast of the subject site. Dobbins ARB is an active Department of Defense (DOD) facility and is associated with the handling and storage of hazardous and petroleum-related substances. Groundwater data indicates Dobbins ARB is not upgradient of the subject site. Based on site topography and distance from the subject property, it is unlikely that past releases of hazardous or petroleum-related substances from Dobbins ARB would have resulted in contamination of soil or groundwater at the subject property. Therefore, in our opinion, Dobbins ARB does not constitute a recognized environmental condition with respect to the subject property.



Fairground Body Shop located at 346 Manget Street is listed by EDR as a RCRA small quantity generator of hazardous waste (RCRIS-SQG). The Fairground Body Shop facility is approximately ¼ mile southwest of the subject property. Site topography indicates the Fairground Body Shop facility is downgradient from the subject property. The EDR report indicates no RCRIS-SQG violations have been reported for the Fairground Body Shop facility. Based on site topography and distance from the subject property, it is unlikely that past releases of hazardous or petroleum-related substances from the Fairground Body Shop facility would have resulted in contamination of soil or groundwater at the subject property. Therefore, in our opinion, Fairground Body Shop facility does not constitute a recognized environmental condition with respect to the subject property.

Atlanta Laboratories, Inc. located at 130 South Avenue is listed by EDR as a RCRIS-SQG. The Atlanta Laboratories, Inc. facility is approximately ¼ mile northeast of the subject property. Site topography indicates the Atlanta Laboratories, Inc. facility is downgradient from the subject property. The EDR report indicates no RCRIS-SQG violations have been reported for the Atlanta Laboratories, Inc. facility. Based on site topography and distance from the subject property, it is unlikely that past releases of hazardous or petroleum-related substances from the Atlanta Laboratories, Inc. facility would have resulted in contamination of soil or groundwater at the subject property. Therefore, in our opinion, Atlanta Laboratories, Inc. facility does not constitute a recognized environmental condition with respect to the subject property.

The Marietta Fence Company, Inc. facility located at 486 Manget Street is listed by EDR as an underground storage tank (UST) facility. Based on site topography and distance from the subject property, it is unlikely that past releases of petroleum-related substances from the Marietta Fence Company, Inc. facility would have resulted in contamination of soil or groundwater at the subject property. Therefore, in our opinion, the Marietta Fence Company, Inc. facility does not constitute a recognized environmental condition with respect to the subject property.

The Shell Food Mart located at 455 South Marietta Parkway is listed by EDR as a UST and leaking UST (LUST) facility. Based on site topography and distance from the subject property, it is unlikely that past releases of petroleum-related substances from the Shell Food Mart would have resulted in contamination of soil or groundwater at the subject property. Therefore, in our opinion, the Shell Food Mart does not constitute a recognized environmental condition with respect to the subject property.

A commercial property located at 157 South Fairground Street is listed by EDR as a RCRIS-SQG, and a Georgia Non-Hazardous Site Inventory (Georgia Non-HSI) site. The 157 South Fairground Street property is approximately ¼ mile northeast of the subject property. Site topography indicates the 157 South Fairground property is downgradient from the subject property. The EDR report indicates no RCRIS-SQG violations have been reported for the 157 South Fairground Street property. The EDR report indicates the site is listed on the Georgia Non-HSI due to the detection of a low concentration of lead and 2,4-dimethylphenol in site groundwater. Based on site topography and distance from the subject property, it is unlikely that past releases of hazardous substances from the 157 South Fairground Street

property would have resulted in contamination of soil or groundwater at the subject property. Therefore, in our opinion, the 157 South Fairground Street property does not constitute a recognized environmental condition with respect to the subject property.

The Q Lube, Inc. #1164 located at 577 Clay Street is listed by EDR as a UST and LUST facility. Based on site topography and distance from the subject property, it is unlikely that past releases of petroleum-related substances from the Q Lube would have resulted in contamination of soil or groundwater at the subject property. Therefore, in our opinion, the Q Lube does not constitute a recognized environmental condition with respect to the subject property.

The regulatory listings include many sites not mentioned above that are judged to be downgradient from the subject site or in separate drainage areas from the subject site. For more information on these sites please refer to the attached regulatory listings.

## **5.2 Additional Environmental Records**

No previously performed environmental reports or other environmental records were identified by the Marietta Redevelopment Corporation.

## **5.3 Physical Setting Sources**

Physical setting analysis provides insight into the likely pathways for hazardous substance transport and migration. We reviewed available resources to obtain information regarding topography, geologic setting, subsurface soils, and groundwater characteristics in the vicinity of the subject site. The following physical setting sources were reviewed:

U.S. Geological Survey, 7.5 Minute Topographic Maps:

1992 – Marietta, Georgia Quadrangle

The ground surface elevation at the subject property ranges from approximately 1,100 feet above mean sea level (AMSL) down to approximately 1,080 feet AMSL. The subject property generally slopes to the southeast toward an unnamed tributary of Rottenwood Creek.

The subject property is located in the Piedmont Geologic Province of Georgia. Based on review of Georgia Department of Natural Resources geologic maps, it appears that the subject property is underlain by crystalline metamorphic rock.

## **5.4 Historical Use Information on Property**

Historical aerial photographs, Sanborn Maps, historical topographic maps, and city directories were reviewed to determine site history extending back to 1923.

#### **5.4.1 Aerial Photographs**

A chronology of aerial photographs was provided for this report by EDR. Photographs were reviewed from 1989, 1986, 1972, 1966, and 1960. An aerial photograph of the subject property dated April 6, 2002, was examined on the TerraServer internet site (<http://terraserver-usa.com>). Copies of the historical aerial photographs reviewed are included in the Appendix.

#### **5.4.2 Sanborn Maps**

Historical Sanborn maps were provided for this report by EDR. Sanborn maps were reviewed from 1961, 1948, and 1923.

#### **5.4.3 Historical Topographical Maps**

Historical topographical maps were provided for this report by EDR. The following historical topographical maps were reviewed:

U.S. Geological Survey, 7.5 Minute Topographic Maps:

- 1992 Marietta, Georgia Quadrangle
- 1954 (photorevised 1983) Marietta, Georgia Quadrangle
- 1954 (photorevised 1973) Marietta, Georgia Quadrangle
- 1954 (photorevised 1968) Marietta, Georgia Quadrangle
- 1954 Marietta, Georgia Quadrangle

Copies of the historical topographical maps reviewed are included in the Appendix.

#### **5.4.4 City Directory Abstract**

City directories indicate the subject property and immediate properties have been residential extending back to 1968. The city directory summary reviewed for this Phase I is included in the Appendix.

#### **5.5 Historical Use Information on Adjoining Properties**

Historical records reviewed for this Phase I indicate the properties adjoining the subject property have been primarily residential extending back to at least the 1920's.

The following table summarizes the results of the aerial photograph review for adjoining properties.

| <b>Aerial Photographs</b> | <b>Adjacent Properties East</b> | <b>Adjacent Properties South</b> | <b>Adjacent Properties West</b> | <b>Adjacent Properties North</b> |
|---------------------------|---------------------------------|----------------------------------|---------------------------------|----------------------------------|
| <b>2002</b>               | Residential                     | Residential                      | Residential                     | Residential                      |
| <b>1989</b>               | Residential                     | Residential                      | Residential                     | Residential                      |
| <b>1986</b>               | Residential                     | Residential                      | Residential                     | Residential                      |
| <b>1972</b>               | Residential                     | Residential                      | Residential                     | Residential                      |
| <b>1966</b>               | Residential                     | Residential                      | Residential                     | Residential                      |
| <b>1960</b>               | Residential                     | Residential                      | Residential                     | Residential                      |

## **6.0 INFORMATION FROM SITE RECONNAISSANCE**

### **6.1 Methodology and Limiting Conditions**

A site reconnaissance was performed on February 15, 2005, by John O'Brien. The reconnaissance consisted of visual and physical observations of the subject site. The objective of the reconnaissance was to observe for indications that hazardous substances or petroleum products might have been stored on, disposed of, or utilized on the subject site.

Although we performed a reconnaissance at the subject site to observe for hazardous substance activity, it is possible that evidence of such activity exists at the site which is not readily visible. Evidence of hazardous substance activity may exist below the ground surface, below a thick growth of vegetation, or at some other location where the view is obstructed or access is prevented. In general, we expended reasonable effort to perform observations in these areas. However, we did not perform excavations, removal of vegetation, or other effort to obtain visual access to these areas. The site reconnaissance was intended to investigate for conditions which would indicate to us the possible presence of hazardous materials at the site. Such reconnaissance does not definitively demonstrate the existence of, or the absence of, hazardous substances.

### **6.2 General Site Setting**

Currently, the subject property is occupied by single-family residences along Haley Street, and quadruplex apartment buildings on Frasier Street, Manget Street, and South Avenue. The land surrounding the subject property is primarily residential.

### **6.3 Exterior and Interior Observations**

The following table includes a list of exterior and interior observations addressed during site reconnaissance. "Yes" means that potential evidence of the item was identified. "No" means that no evidence of the item was identified.

| Item on Subject Site  | Identified? |    |
|---|-------------|----|
|   | Yes         | No |
| Industrial or manufacturing facilities.   |             | X  |
| Hazardous substance storage containers/drums  |             | X  |
| Above Ground Storage Tanks (ASTs)   |             | X  |
| Underground Storage Tanks (USTs)  |             | X  |
| Chemical gases or foul odors  |             | X  |
| Surface impoundments, lagoons, or holding ponds   |             | X  |
| Transformers, hydraulic equipment, and suspect PCB equipment  | X           |    |
| Stains or corrosion inside buildings  |             | X  |
| Floor drains, sumps, and septic systems   |             | X  |
| Sheens, odors or discoloration associated with observed water bodies, springs, lagoons, swamps, rivers, lakes |             | X  |
| Stained or discolored soils or pavement   |             | X  |
| Distressed, discolored, or stained vegetation   |             | X  |
| Landfills, dumping, disturbed soils, direct burial activity, injection wells, or other disposal activities    |             | X  |
| Fill materials of unknown origin, mounds, or depressions which suggest trash or other solid waste disposal    |             | X  |
| Air emissions or waste water discharges   |             | X  |
| Wells and cisterns  |             | X  |
| Monitoring wells, piezometers, other surface monitoring devices   |             | X  |
| Evidence of prolonged use or misapplication of pesticides, herbicides, or fertilizers                         |             | X  |

**Transformers, Hydraulic Equipment, and Suspect PCB Equipment:** Four separate pole-mounted electrical transformers were observed within the subject property along the north side of Frasier Street. Although electrical transformers have the potential to release hazardous chemicals including polychlorinated biphenyls (PCBs), no evidence of such a release was observed. However, in our opinion, the observed electrical transformers constitute a recognized environmental condition with respect to the subject property.

## **7.0 INTERVIEWS**

### **7.1 Interview with Owner**

Mr. Marty Littleton, subject property owner, was interviewed. Mr. Littleton knows of no environmental issues related to the subject property. Mr. Littleton's property information does not indicate the subject property was originally constructed with heating oil tanks or septic systems.

## **7.2 Interview with Site Manager**

See Section 7.1.

## **7.3 Interviews with Occupants**

See Section 7.1.

## **7.4 Interviews with Local Government Officials**

No other interviews were conducted as part of this Phase I.

## **7.5 Interviews with Others**

No other interviews were conducted as part of this Phase I.

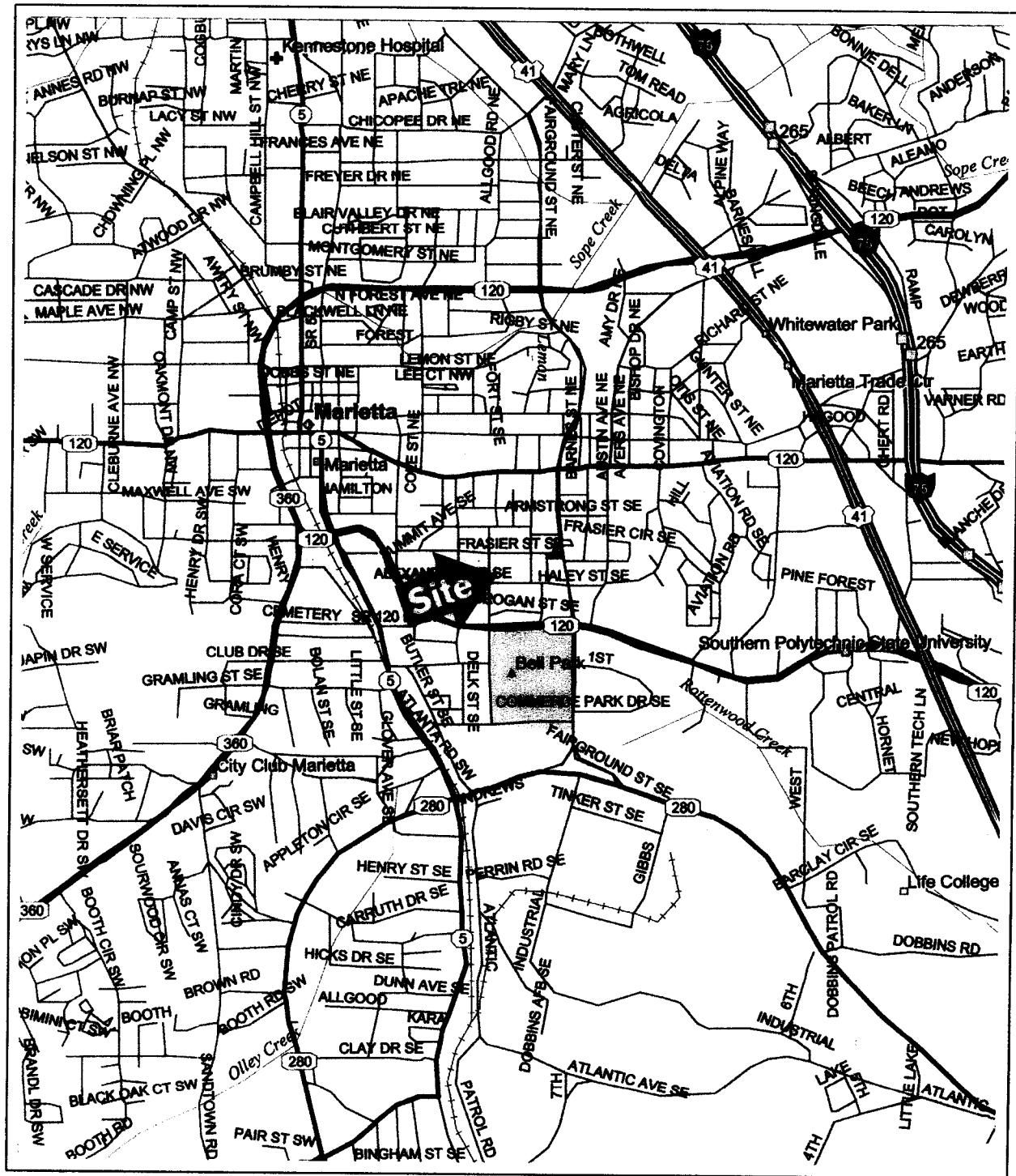
# **8.0 FINDINGS AND CONCLUSIONS**

We have performed a Phase I Environmental Site Assessment (Phase I) in general conformance with the scope and limitations of ASTM Practice E 1527. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject site except for the following:

- Four separate pole-mounted electrical transformers were observed within the subject property along the north side of Frasier Street. Although electrical transformers have the potential to release hazardous chemicals including polychlorinated biphenyls (PCBs), no evidence of such a release was observed. However, in our opinion, the observed electrical transformers constitute a recognized environmental condition with respect to the subject property.

Based on the findings of this Phase I, it is our opinion that the potential for a past or present release of hazardous or petroleum substances leading to contamination of soil or groundwater at the subject property is low.

## **FIGURES & PHOTOGRAPHS**

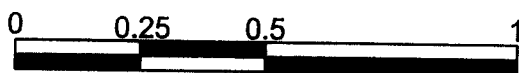


0 0.25 0.5 1 1.5  
Approximate Scale, Miles

Figure 1: Site Location Plan

Manget Street Redevelopment Project  
Cobb County, Georgia  
Geo-Hydro Project Number 057929.00





Approximate Scale, Miles

Figure 2: USGS Topographic Quadrangle  
(Marietta, Georgia Quadrangle)

Manget Street Redevelopment Project  
Cobb County, Georgia  
Geo-Hydro Project Number 057929.00

# EXHIBIT A





Plate 1: View - Southeast. Subject Property: 452 Frasier Street. February 15, 2005.



Plate 2: View - Northwest. Subject Properties: 497, 487, and 477 Frasier Street. February 15, 2005.



Plate 3: View - Southwest. Subject Properties: 506, 494, 486, 476, and 468 Frasier Street. February 15, 2005.



Plate 4: View - Southwest. Subject Property: 258 and 246 South Avenue apartment buildings. February 15, 2005.



Plate 5: View - Northwest. Subject Properties: 507, 499, 495, and 489 Haley Street. February 15, 2005.



Plate 6: View - Northeast. Subject Property: 467 Haley Street. February 15, 2005.



Plate 7: View - Northeast. Subject Properties: 285, 275, 265, and 255 Manget Street. February 15, 2005.



Plate 8: View - Southeast. Residential properties adjoin the subject property to the east across South Avenue. February 15, 2005.



Plate 9: View - Southwest. Residential properties adjoin the subject property to the south across Haley Street. February 15, 2005.



Plate 10: View - Southwest. Wooded and residential properties adjoin the subject property to the west across Manget Street. February 15, 2005.

## **HISTORICAL INFORMATION**





**EDR®** Environmental  
Data Resources Inc

## **The EDR-Aerial Photography Print Service**

**7.87-Acre Marietta Site  
Manget Street and Frasier St  
Marietta, GA 30060**

**January 30, 2005**

**Inquiry Number: 1350654-5**

## **The Standard In Environmental Risk Management Information**

440 Wheelers Farms Road  
Milford, Connecticut 06460

### **Nationwide Customer Service**

Telephone: 1-800-352-0050  
Fax: 1-800-231-6802

# Environmental Data Resources, Inc.

## Aerial Photography Print Service

Environmental Data Resources, Inc.'s (EDR) Aerial Photography Print Service is a screening tool designed to assist professionals in evaluating potential liability on a target property resulting from past activities. ASTM E 1527-00, Section 7.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. The ASTM standard requires a review of *reasonably ascertainable standard historical sources*. *Reasonably ascertainable means information that is publicly available, obtainable from a source with reasonable time and cost constraints, and practically reviewable.*

To meet the prior use requirements of ASTM E 1527-00, Section 7.3.4, the following *standard historical sources* may be used: aerial photographs, fire insurance maps, property tax files, land title records (although these cannot be the sole historical source consulted), topographic maps, city directories, building department records, or zoning/land use records. ASTM E 1527-00 requires "*All obvious uses of the property shall be identified from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources as are necessary, and that are reasonably ascertainable and likely to be useful.*" (ASTM E 1527-00, Section 7.3.2, page 12.)

### Aerial Photographs

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Search TerraServer

Street

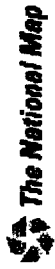
City

State



Longitude

Latitude



**Haley St SE, Marietta, GA 30060**  
Marietta, Georgia, United States 06 April 2002

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Size



OUT



IN

NORTH

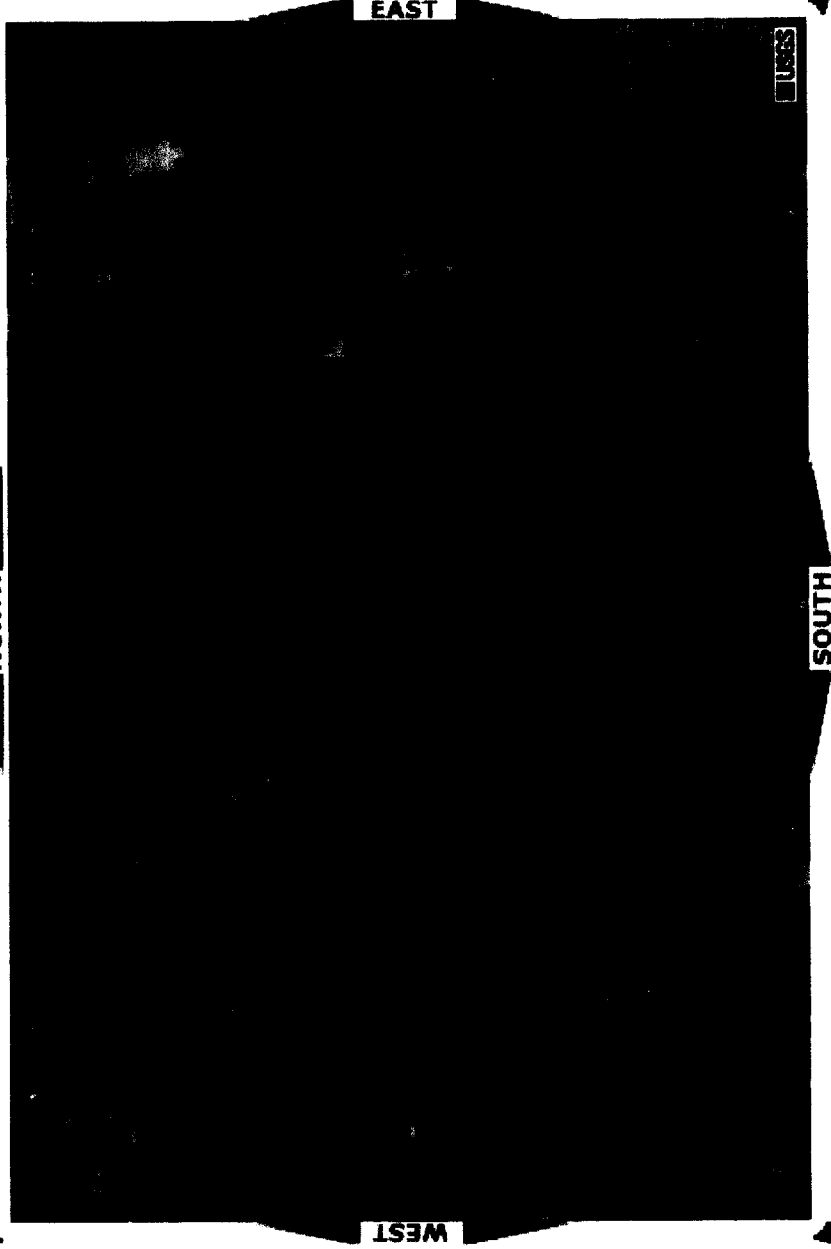


Image courtesy of the U.S. Geological Survey



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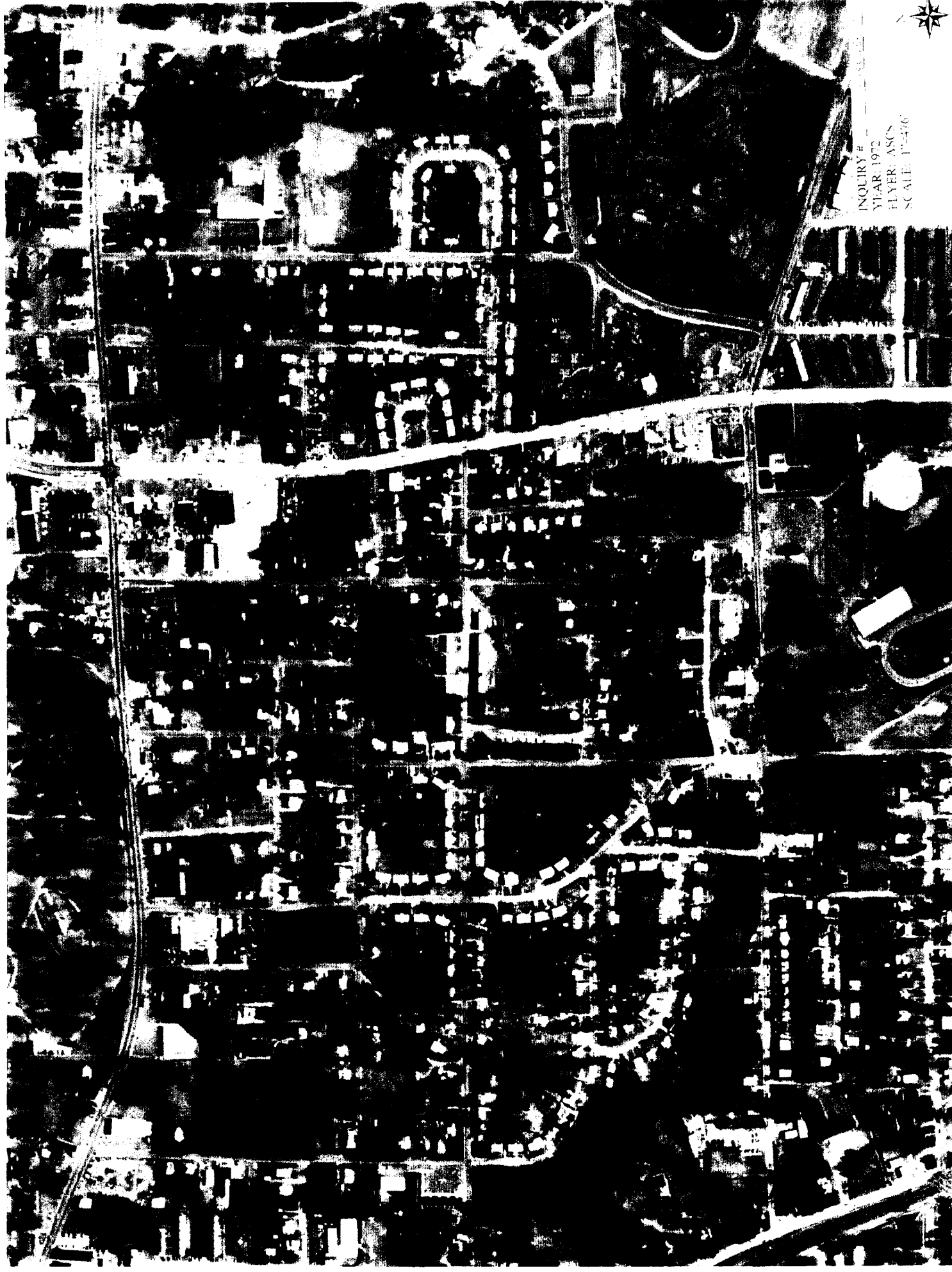
Microsoft Research

INQUIRY #  
YEAR: 1986  
PLAYER: LANDIS  
SCALE: 1"=500'





INQUIRY # \_\_\_\_\_  
YEAR 1972  
FLYER: ASCS  
SCALE: 1"=476'





INQUIRY # 13 505 525  
YEAR: 1989  
FLYER: LANDIS  
SCALE: 1"=833'



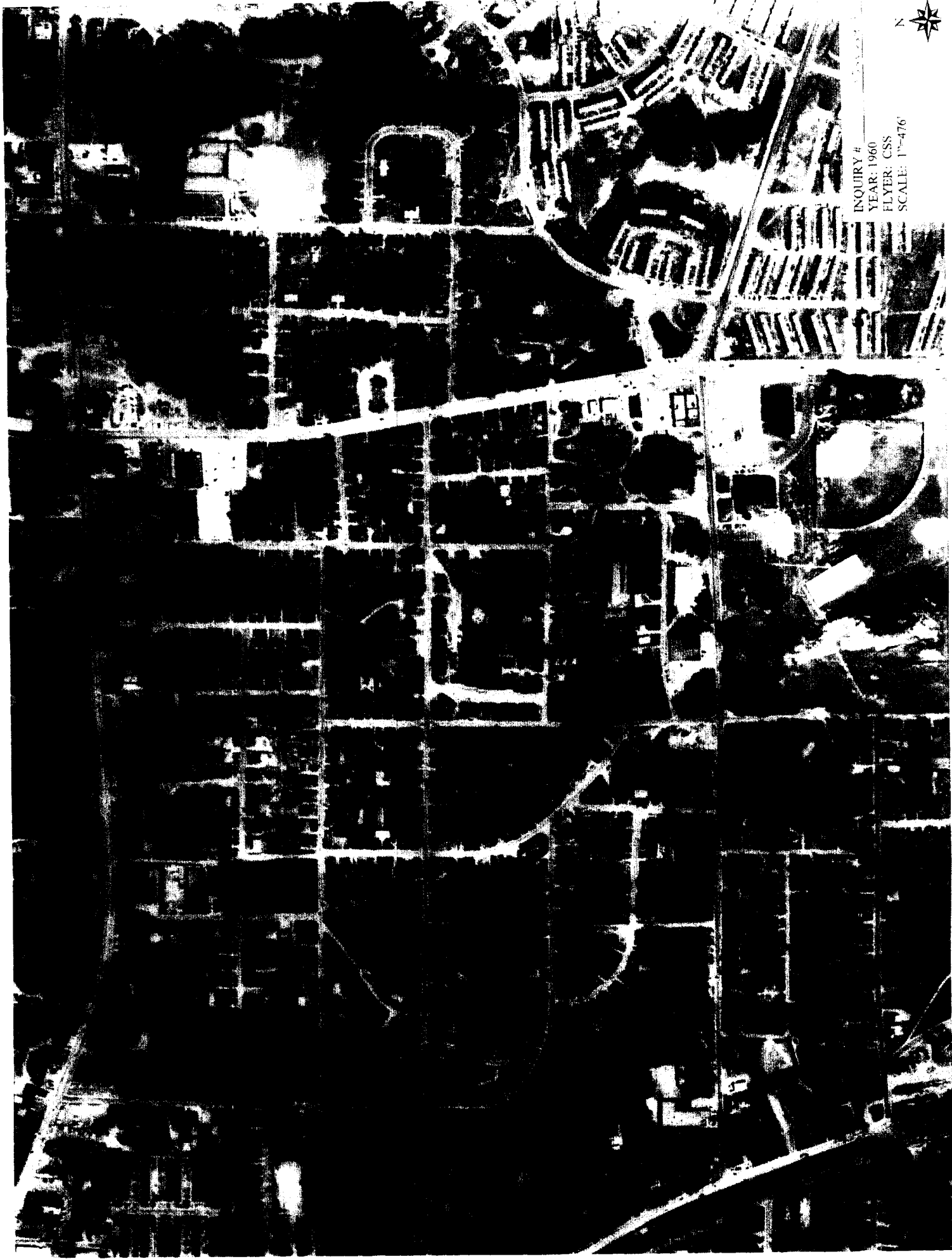


INQUIRY #  
YEAR: 1966  
FLYER: ASCS  
SCALE: 1"=476'





INQUIRY #  
YEAR: 1960  
FLYER: CSS  
SCALE: 1"=476'







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## Sanborn® Map Report

**Ship To:** John O Brien  
Geo-Hydro Engineers, Inc.  
1000 Cobb Place  
Kennesaw, GA 30144

**Order Date:** 1/28/2005 **Completion Date:** 1/31/2005

**Inquiry #:** 1350654.3s

**P.O. #:** NA

**Site Name:** 7.87-Acre Marietta Site

**Address:** Manget Street and Frasier St

**City/State:** Marietta, GA 30060

**Cross Streets:**

**Customer Project:** 057929.00  
1011655TLA 770-426-7100

Based on client-supplied information, fire insurance maps for the following years were identified

1923 - 1 Map  
1948 - 1 Map  
1961 - 1 Map

**Limited Permission to Photocopy**

**Total Maps: 3**

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## USER'S GUIDE

This User's Guide provides guidelines for accessing Sanborn Map® images and for transferring them to your Word Processor.

### Reading Sanborn Maps

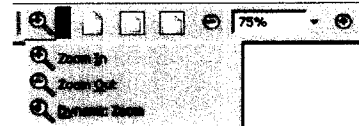
- Sanborn Maps document historical property use by displaying property information through words, abbreviations, and map symbols. The Sanborn Map Key provides information to help interpret the symbols and abbreviations used on Sanborn Maps. The Key is available from EDR's Web Site at: <http://www.edrmet.com/reports/samples/key.pdf>

### Organization of Electronic Sanborn Image File

- Sanborn Map Report, listing years of coverage
- User's Guide
- Oldest Sanborn Map Image
- Most recent Sanborn Map Image

### Navigating the Electronic Sanborn Image File

1. Open file on screen.
2. Identify TP (Target Property) on the most recent map.
3. Find TP on older printed images.
4. Using Acrobat® Reader®, zoom to 250% in order to view more clearly. (200-250% is the approximate equivalent scale of hardcopy Sanborn Maps.)
  - A. On the menu bar, click "View" and then "Zoom to..."
  - B. Or, use the magnifying tool and drag a box around the TP



### Printing a Sanborn Map From the Electronic File

- EDR recommends printing images at 300 dpi (300 dpi prints faster than 600 dpi)
- To print only the TP area, cut and paste from Acrobat to your word processor application.

#### Acrobat Versions 6 and 7

1. Go to the menu bar
2. Click the "Select Tool"
3. Draw a box around the area selected
4. "Right click" on your mouse
5. Select "Copy Image to Clipboard"
6. Go to Word Processor such as Microsoft Word, paste and print.



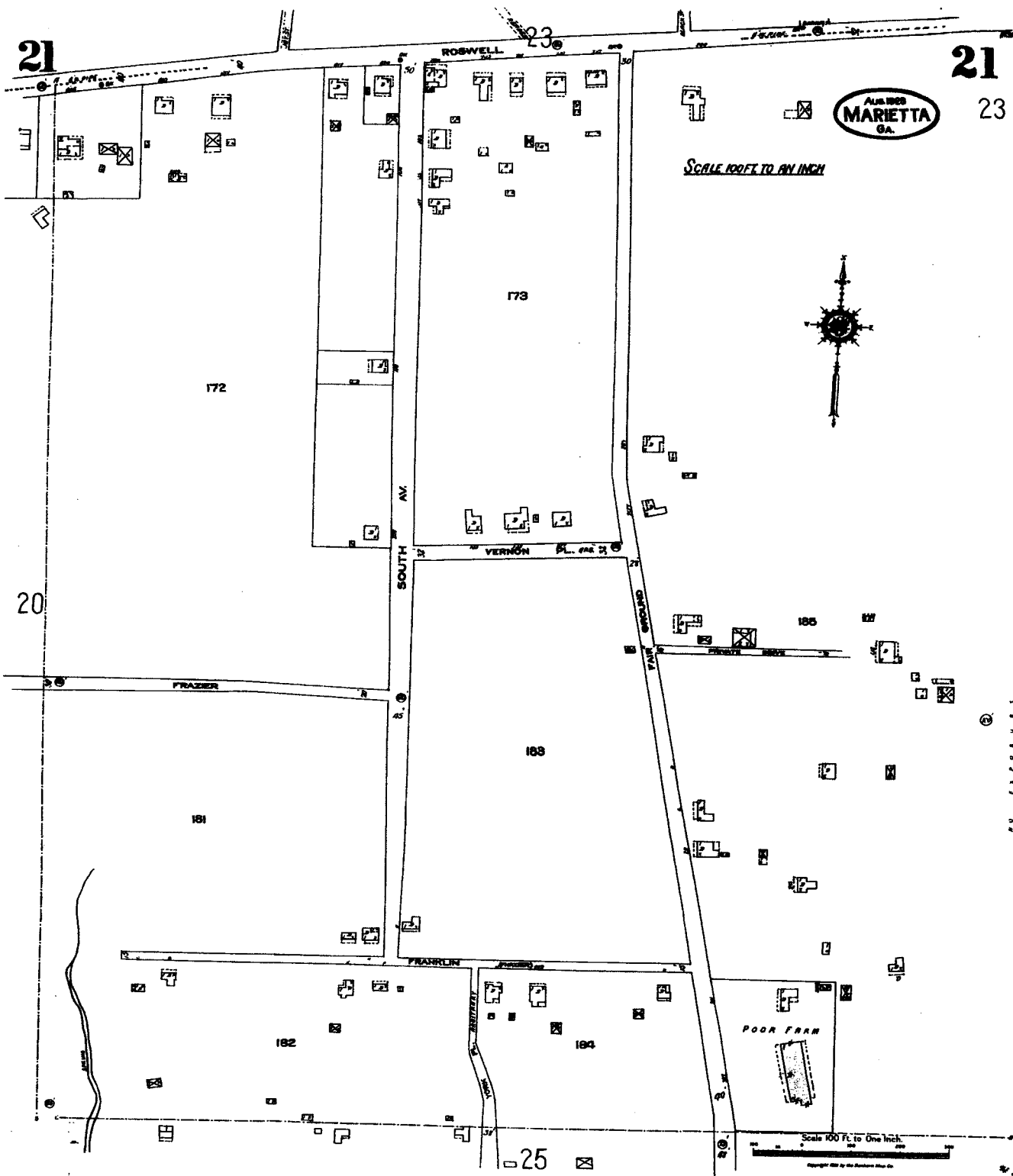
#### Acrobat Version 5

1. Go to the menu bar
2. Click the "Graphics Select Tool"
3. Draw a box around the area selected
4. Go to "Menu"
5. Highlight "Edit"
6. Highlight "Copy"
7. Go to Word Processor such as Microsoft Word, paste and print.



### Important Information about Email Delivery of Electronic Sanborn Map Images

- Images are grouped into one file, up to 2MB.
- In cases where in excess of 6-7 map years are available, the file size typically exceeds 2MB. In these cases, you will receive multiple files, labeled as "1 of 3", "2 of 3", etc. including all available map years.
- Due to file size limitations, certain ISPs, including AOL, may occasionally delay or decline to deliver files. Please contact your ISP to identify their specific file size limitations.



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Year ECR Research Associate

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21

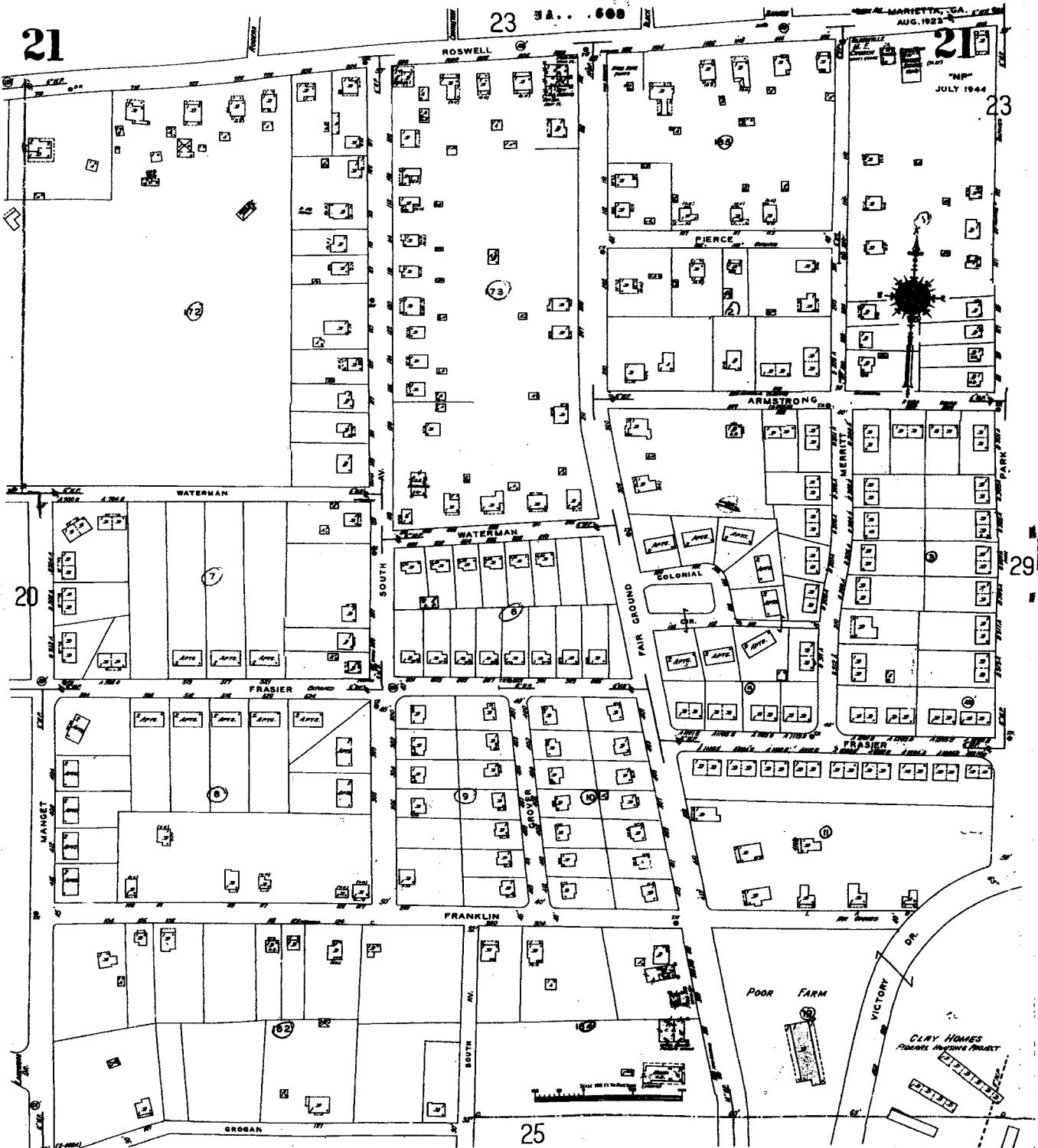
23

SA... 600

AUG. 1923

21

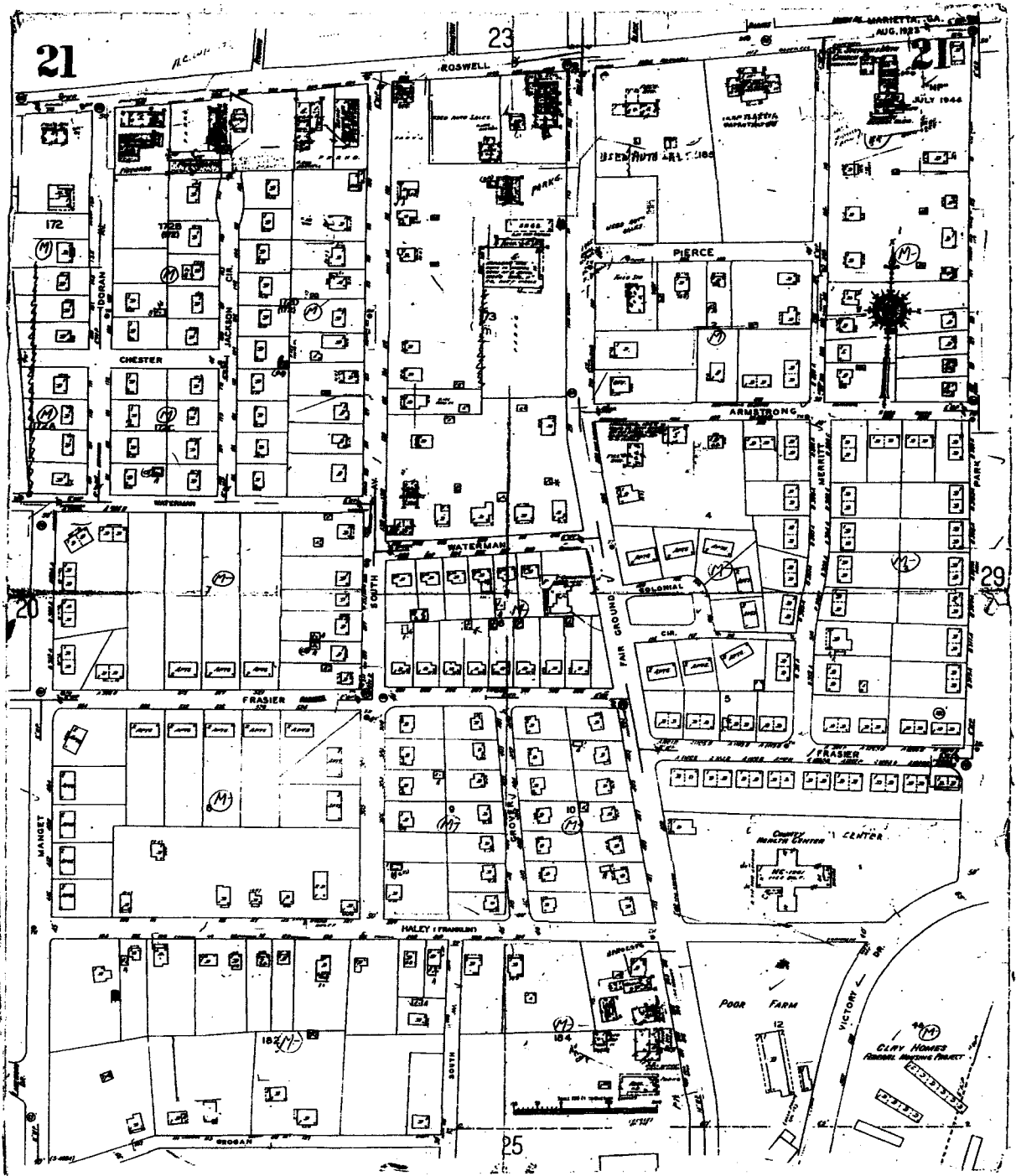
JULY 1944



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